

\$799,000 - 10580 Fm 306, New Braunfels

MLS® #1683488

\$799,000

0 Bedroom, 0.00 Bathroom,
Farm Ranch on 11.50 Acres

N/A, New Braunfels, TX

An extremely rare opportunity to own 11.5 acres of stunning hill country land with panoramic views just 5 minutes from Canyon Lake and all the amenities Canyon City has to offer. This parcel allows for commercial use on the first 500 ft fronting FM 306 which is approximately 2.8 acres. Very light deed restrictions that allow multiple dwellings. The views from the hilltop building site are absolutely breathtaking and look across the valley toward Canyon Lake as well as back up the valley. You can even bring your boat and enjoy the lake from the boat launch just over 5 miles away! This property is perfectly located and can be reached from San Antonio and Austin in just under 1 hour and Houston in just over 3-1/2 hours. The land itself is extremely diverse and offers upland views, creek bottom and a huge variety of timber species. You will be very hard pressed to find a more unique piece of land. For the outdoor enthusiasts there is an abundance of wildlife including whitetail deer, turkeys, fox, bobcats and coyotes. A wet weather creek bisects the land. An incredible opportunity to have your business and home in the same location yet far enough apart to have privacy!



Essential Information

MLS® #	1683488
Price	\$799,000

Bathrooms	0.00
Acres	11.50
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	10580 Fm 306
Area	2606
Subdivision	N/A
City	New Braunfels
County	Comal
State	TX
Zip Code	78132

Amenities

Utilities	Electricity
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School Information

District	Comal
Elementary	Mountain Valley
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Days on Market	828
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Listing Details

Listing Agent	Natalie Russell
Listing Office	Live Texan Realty

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